

ARCHITECT

GERALD GARAPICH, AIA, LLC.

3005 HORIZON RIDGE PARKWAY, SUITE 200, HENDERSON, NV 89052
(702) 454-5842 FAX (702) 454-7842

October 19, 2006

City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

Attn: Doug Rankin

**RE: SILVER STATE BANK @ TOWN CENTER
APN: 125-20-117-005
JUSTIFICATION LETTER**

PROJECT NO: 04-178

Dear Doug,

We respectfully request favorable consideration for the above referenced project for a Special Use Permit.

The proposed Special Use Permit is to allow a drive up teller lane along with a drive up ATM lane 213 feet away from a residential zoned development where 330 is required.

The proposed special use permit is appropriate based on the following findings of facts;

- A. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land use as projected by the General Plan; *there is only one drive-up lane which is the teller window that would generate any noise and there are 3 landscape buffers that exist between the proposed use and the residences.*
- B. The subject site is physically suitable for the type and intensity of land use being proposed; *the site is large and use is low intensity.*
- C. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; *and the existing streets are designed to handle large traffic volumes.*
- D. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Should you have any questions or require additional information please contact our office.

Sincerely,


Richard C. Gallegos
Principal

RCG/mt

Cc: 04-178.js.lt.sup.clv

**SUP-17724
12/07/06 PC**

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OCT 24 2006